

# Harrison Robinson

Estate Agents



**10 Dale View, Ilkley, LS29 9BP**

**Price Guide £715,000**



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### GROUND FLOOR

#### Reception Hall

A smart, composite door with a tall, double glazed side window opens into a beautifully presented, spacious entrance hall with recently fitted, engineered oak flooring, contemporary style radiator and beautiful, part glazed oak panelled doors opening into the dining kitchen, lounge and timber doors opening into the snug/home office. Another recent edition is the attractive, solid wood balustrading leading to the first floor of the property.

#### Home Office / Snug

16'4" x 8'2" (5.0 x 2.5)

A good sized room to the front of the house with large, double glazed windows enjoying a fantastic view up to Ilkley Moor. Continuation of the engineered oak flooring, contemporary styled radiator with ample space for comfortable furniture or desk. Currently arranged as a home office this space would work equally well as a snug or playroom. Steps down to.:.

#### Family Room

17'0" x 15'8" (5.2 x 4.8)

A large, light and airy reception room arranged as a dining room, which could also be a comfortable family room with plenty of space for furniture. Engineered oak flooring, windows to three elevations including patio doors to both East and West facing paved areas. Contemporary styled radiator, steps lead up to the dining kitchen.

#### Lounge

15'8" x 11'5" (4.8 x 3.5)

A third reception room, a lovely lounge to the front of the property with large double glazed windows enjoying views up to Ilkley Moor. Wooden flooring, radiator, fireplace housing an open fire with timber mantle over and stone surround.

#### Dining Kitchen

15'8" x 15'8" (4.8 x 4.8)

A great sized dining kitchen with a wide range of solid wood cabinetry with complementary worksurfaces and tiled splashbacks. Appliances include electric oven with four ring gas hob and space and plumbing for a dishwasher and fridge freezer. A one and a half bowl, stainless steel sink and drainer with chrome mixer tap sits beneath a large double glazed window overlooking the rear garden and affording fantastic views across the valley. Radiator, vinyl flooring, two recessed cupboards providing storage. Recessed ceiling lights. There is ample room for a family dining table making this a most sociable space. A glazed uPVC door with tall side window leads into the spacious utility room.

#### Storage

With ample space for hanging coats and storing shoes. Engineered oak flooring, recessed ceiling light.

#### Utility Room

15'1" x 6'2" (4.6 x 1.9)

A fantastic space with Shaker style fitted cupboards with stainless steel handles and complementary worksurfaces with space and plumbing for a washing machine and tumble dryer. Stainless steel sink and drainer with chrome mixer tap, wall mounted, gas central heating boiler. Recessed spotlights, extractor. A large Velux and double glazed windows allow ample natural light. Radiator, a uPVC door leads out to the garden. A further door opens to a modern shower room.

#### Shower Room / W.C

With low-level W.C., handbasin with chrome mixer tap set in useful vanity cupboards and shower cubicle with electric shower, stone effect wall tiles and sliding glazed door. Chrome, ladder style, heated towel rail, radiator, double glazed window to front elevation, laminate flooring, extractor. Recessed spotlights, a Velux allows further, natural light.

### FIRST FLOOR

#### Landing

A return, carpeted staircase with attractive, solid wood balustrading leads to the first floor of the property, where a good sized landing gives access to three, generously proportioned double bedrooms, the beautiful house bathroom and a storage cupboard with shelving. A hatch leads to the part boarded loft area.

#### Bedroom One

16'8" x 12'5" (5.1 x 3.8)

A beautiful double bedroom to the front of the house with large, double glazed windows enjoying a delightful aspect up to Ilkley Moor with recently added Veluxes to the rear, again, enjoying wonderful views and allowing natural light. Carpeted flooring, contemporary styled radiator. There is the possibility of adding an ensuite to this room, if desired.

#### Bedroom Two

15'8" x 10'9" (4.8 x 3.3)

A second, spacious double bedroom to the front of the house with large, double glazed windows enjoying a great view up to the moor. Carpeted flooring, contemporary styled radiator.

#### Bedroom Three

15'5" x 9'2" (4.7 x 2.8)

A third, great sized double bedroom to the rear of the house with two sets of large, double glazed windows, both with contemporary style radiators beneath, and enjoying wonderful, long distance views. Carpeted flooring, currently arranged as a home office.

#### House Bathroom

Beautifully presented with low-level W.C., stone effect handbasin with brushed brass, wall mounted mixer tap set in bespoke, solid wood vanity drawers with tiled splashback and solid wood shelf over. Bath with attractive wall tiling, again, with brushed brass drench shower, additional shower attachment, chrome mixer tap and wall mounted controls. Obscure, double glazed windows, white, ladder style, heated towel rail, vinyl flooring. Recessed spotlights, extractor.

### OUTSIDE

#### Garden

The house occupies a generous, corner plot with a good sized garden, predominantly laid to lawn, with smart fencing maintaining privacy and with two, large, paved patio areas, perfect for catching both the morning and evening sun. To the front the property sits well back from the road enjoying a lawned garden with rockery behind well established hedging. Hot and cold tap to front with additional water tap to rear.

#### Garage

16'4" x 12'5" (5.0 x 3.8)

A larger than average single garage with up and over door, power and fitted cupboards providing great storage.

#### Driveway Parking

Metal gates open to a large, paved driveway providing parking for up to four vehicles.

### UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage.

There is Ultrafast Fibre Broadband available to the property.

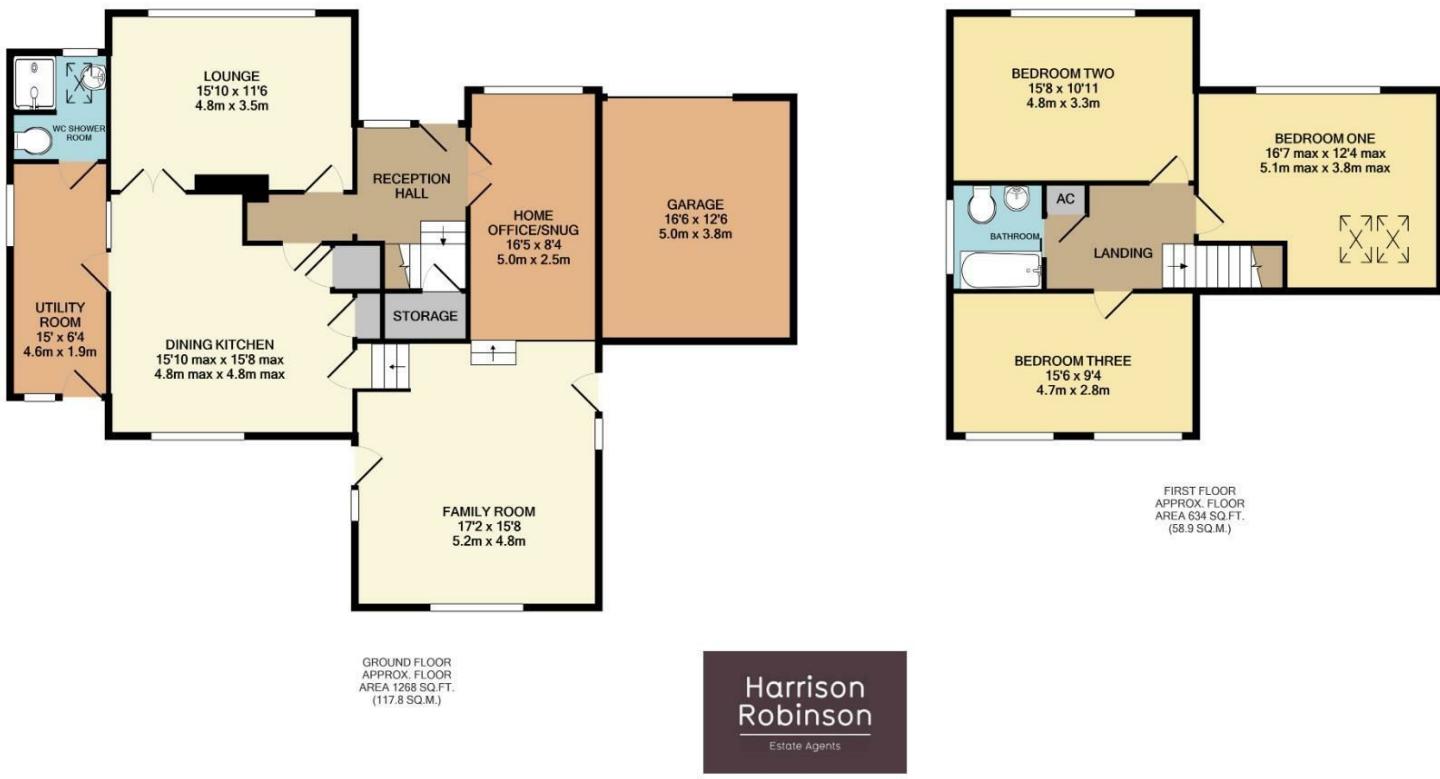
Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.



- Three Double Bedoomed Detached House
- Delightful Level Corner Plot
- Three Beautiful Reception Rooms
- Good Sized Dining Kitchen
- Well Appointed Utility Room And Shower Room
- Brand New House Bathroom
- Delightful Far Reaching Views
- Level Lawned Gardens And Large Paved Driveway
- Walking Distance To Excellent Schools, Central Ilkley And Train Station
- Council Tax Band F

#### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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